

DE ✓

RECEIVED
MAY 02 2013

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
LIC 63-10592	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: FWF Caldwell LLC
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Jerome G. Wanders
Name of each new owner as listed on the conveyance document
Teresa K. Wanders
New owner continued Name connector ☐ and ☐ or ☐ and/or
15051 Kings Row Dr.
Mailing address
Caldwell ID 83607
City State ZIP
(208) 989-6507 wandersfarms@gmail.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: April 18, 2013
6. This form must be signed and submitted with the following **REQUIRED** items:
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - Filing fee (see instructions for further explanation):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

7. Signature: Jerome Wanders Owner 5-1-13
Signature of new owner/claimant Title, if applicable Date
- Signature: Teresa Wanders co-owner 5-1-13
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NG Date 5/2/13 Receipt No. W041089 Receipt Amt. 25-
Approved by RJ Processed by JA Date 8/19/13

State of Idaho
Department of Water Resources

Water Right
63-10592

IRRIGATION

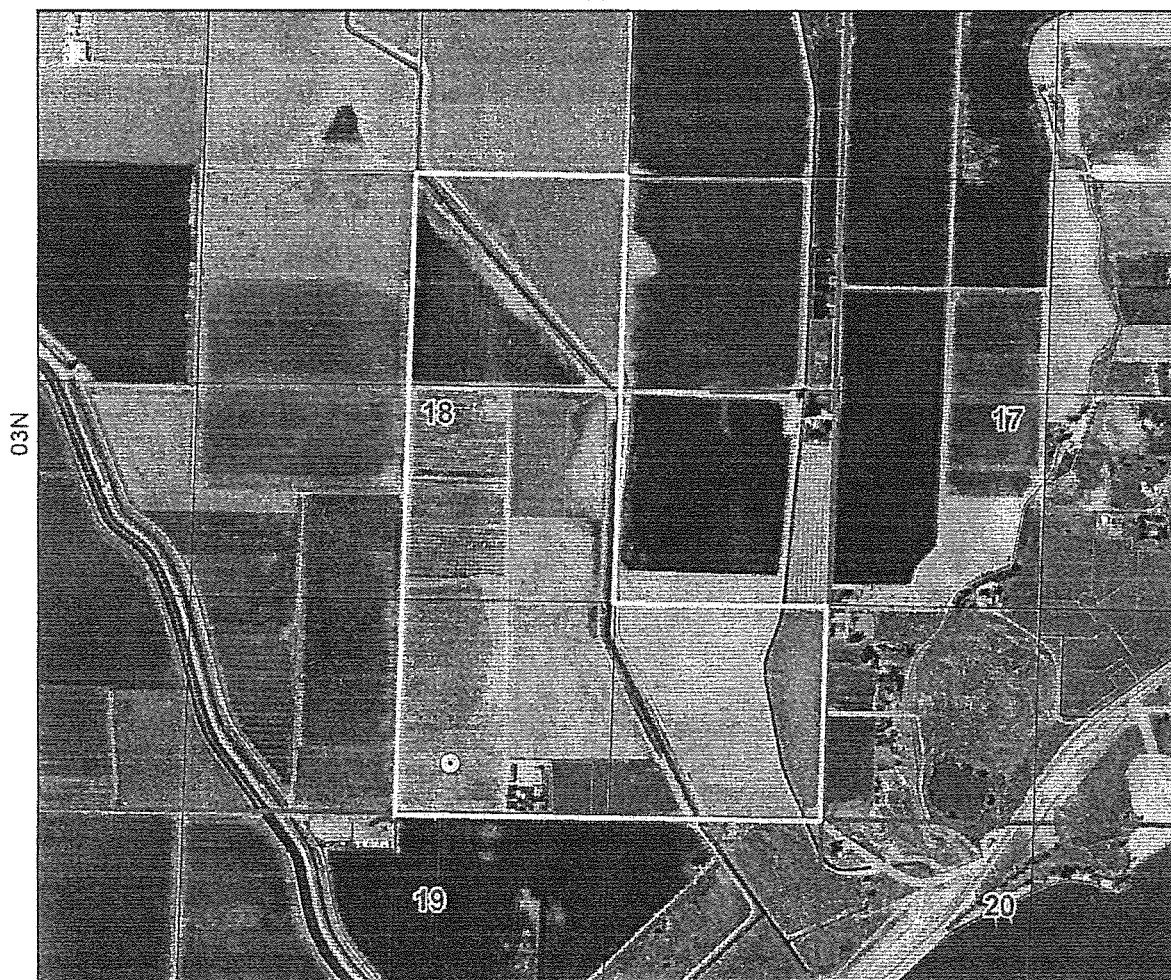
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The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.

03W



⊙ Point of Diversion

Place Of Use Boundary



Townships



PLS Sections



Quarter Quarters



Taxlots

0 0.125 0.25 0.5 Miles



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MAY 02 2013

WATER RESOURCES
WESTERN REGION

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:

Jerome Wanders
15051 Kings Row Dr.
Caldwell, Idaho 83607

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2013-017452

RECORDED

04/19/2013 01:19 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=8 JCRANE

\$31.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

519574

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18th day of April, 2013, between FWF Caldwell, LLC, an Idaho limited liability company ("Grantor"), and Jerome G. Wanders and Teresa K. Wanders, husband and wife, whose address is 15051 Kings Row Dr., Caldwell, Idaho 83607 ("Grantee"), witnesseseth:

That Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Canyon, State of Idaho:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN (the "Property").

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title and interest in and to the Property, as well in law as in equity, except as expressly provided otherwise herein. To have and to hold, all and singular the above-described Property, together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that Grantor is the owner in fee simple of said Property; that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee; that such Property is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor; and is subject only to (i) the lien of real Property taxes and assessments not yet due and payable; (ii) rights reserved in federal patents, or state or railroad deeds; (iii) building or use restrictions, building and zoning regulations and ordinances; (iv) rights-of-way, easements, claims of easements, covenants and restrictions of record; (v) to the extent not included in the foregoing, the exceptions set forth in the standard coverage owner's policy of title insurance issued by TitleOne Corporation in connection with the transaction subject of this deed; and (vi) that certain lease (the "Lease") more particularly identified as follows: Farm Cash Rent Agreement dated October 17, 2010; Lessor: FWF Caldwell, LLC; Lessee: Joe Weitz and Western Farms, Inc. (the "Weitz Lease"); and

Special Warranty Deed - 2

RECEIVED

MAY 02 2013

WATER RESOURCES
WESTERN REGION

SCHEDULE 1

Parcel 1: (R33343000 0)

A parcel of land being all of the SE¼ of Section 13, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the SE¼ (Southeast Section Corner) of Section 13, Township 3 North, Range 4 West, Boise Meridian, the REAL POINT OF BEGINNING of this description;
Thence North 89°54'47" West 2652.55 feet to the Southwest corner of said SE¼ (Southeast Section Corner);
Thence North 00°08'51" West 2642.44 feet to the Northwest corner of said SE¼ (Center ¼ Corner);
Thence North 89°57'52" East 2659.00 feet to the Northeast corner of said SE¼ (East ¼ Corner);
Thence South 00°00'39" East 2568.93 feet along the East line of said SE¼ to the Southwest corner of the SW¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian;
Thence South 00°06'00" West 79.17 feet continuing along said East line to the REAL POINT OF BEGINNING of this description.

Parcel 2: (R32956000 0)

All of Government Lot 1, and that portion of the Northeast Quarter of the Northwest Quarter of Section 19, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, lying Westerly of the centerline of Deer Flat Lowline Canal.

Parcel 3: (R32950000 0)

A parcel of land being a portion of Government Lots 3 and 4, and a portion of the E½ SW¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of Government Lot 4 (Southwest Section Corner) of Section 18, Township 3 North, Range 3 West, Boise Meridian;
Thence North 89°00'53" East 1729.00 feet along the South line of said Section 18 to a point on the centerline of the Deer Flat Lowline Canal, the REAL POINT OF BEGINNING of this description;
Along the centerline of said canal as follows:
North 38°17'26" West 469.73 feet to a point of curvature;
Thence along a curve to the right 303.85 feet, said curve having a radius of 800.00 feet, a central angle of 21°45'43", a tangent of 153.78 feet and a chord of North 27°24'35" West 302.03 feet to a point of tangency;
Thence North 16°31'44" West 582.03 feet to a point;
Thence North 22°45'26" West 276.58 feet to a point of curvature;

Thence along a curve to the left 278.22 feet, said curve having a radius of 500.00 feet, a central angle of 31°52'53", a tangent of 142.81 feet, and a chord which bears North 38°41'52" West 274.64 feet to a point of tangency;

Thence North 54°38'18" West 115.67 feet to a point of curvature;

Thence along a curve to the right 138.00 feet, said curve having a radius of 250.00 feet, a central angle of 31°37'41", a tangent of 70.81 feet, and a chord which bears North 38°49'28" West 136.26 feet to a point of tangency;

Thence North 23°00'38" West 255.39 feet to a point;

Thence North 23°15'51" West 605.60 feet to a point on the North line of Government Lot 3 of said Section 18;

Leaving said centerline;

Thence North 88°58'05" East 868.73 feet along said North line to the Northeast corner of said Government Lot 3;

Thence South 00°07'37" East 663.34 feet to the Northwest corner of the S½ NE¼ SW¼ of said Section 18;

Thence North 88°58'49" East 1324.69 feet to the Northeast corner of the S½ NE¼ SW¼;

Thence South 00°00'54" West 1990.83 feet along the East line of said SW¼ to the Southeast corner of said SW¼;

Thence South 89°00'53" West 800.95 feet along the South line of said SW¼ to the REAL POINT OF BEGINNING of this description.

Parcel 5: (R32948012 0)

The SE¼ SE ¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM any portion lying within the following:

A parcel of land lying in the E¼ of Section 18, Township 3 North, Range 3 West of the Boise Meridian, said parcel being more particularly described as follows:

Beginning at the East ¼ corner of said Section 18;

Thence South 88°58'05" West, 178.00 feet along the northerly line of the SE¼ thereof to the REAL POINT OF BEGINNING of this parcel;

And running thence South 03°27'25" West, 315.00 feet to a point;

Thence North 87°46'46" East, 197.00 feet to a point on the easterly line of said Section 18;

Thence South 00°01'15" West along said easterly line a distance of 1461.10 feet to a point;

Thence North 89°21'11" West, 1654.16 feet to a point;

Thence North 00°01'04" East, 1602.74 feet to a point;

Thence 213.24 feet along the arc of a 537.50 foot radius curve left, through a central angle of 22°43'52" to a point 211.85 feet North 63°14'40" East from last described point;

Thence 49.96 feet along the arc of a 462.50 foot radius curve right, through a central angle of 06°11'19" to a point 49.31 feet North 54°58'24" East from last described point to a point on first said northerly line of said SE¼ of said Section 18;

Thence North 88°58'05" East, 1246.36 feet to the REAL POINT OF BEGINNING, all in Canyon County, Idaho.

Parcel 6: (R32947000 0)

The SW¼ NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Parcel 7: (R324948013 0)

The NW¼ SE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM any portion lying within the following:

A parcel of land lying in the E½ of Section 18, Township 3 North, Range 3 West of the Boise Meridian, said parcel being more particularly described as follows:

Beginning at the East ¼ corner of said Section 18;

Thence South 88°58'05" West, 178.00 feet along the northerly line of the SE¼ thereof to the REAL POINT OF BEGINNING of this parcel;

And running thence South 03°27'25" West, 315.00 feet to a point;

Thence North 87°46'46" East, 197.00 feet to a point on the easterly line of said Section 18;

Thence South 00°01'15" West along said easterly line a distance of 1461.10 feet to a point;

Thence North 89°21'11" West, 1654.16 feet to a point;

Thence North 00°01'04" East, 1602.74 feet to a point;

Thence 213.24 feet along the arc of a 537.50 foot radius curve left, through a central angle of 22°43'52" to a point 211.85 feet North 63°14'40" East from last described point;

Thence 49.96 feet along the arc of a 462.50 foot radius curve right, through a central angle of 06°11'19" to a point 49.31 feet North 54°58'24" East from last described point to a point on first said northerly line of said SE¼ of said Section 18;

Thence North 88°58'05" East, 1246.36 feet to the REAL POINT OF BEGINNING, all in Canyon County, Idaho.

Parcel 8: (R32948014 0)

The SW¼ SE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A parcel of land being a portion of the SW¼ SE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of the SW¼ SE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian;

Thence North 89°01'02" East 692.15 feet along the south line of said Section 18 to the REAL POINT OF BEGINNING of this description;

Thence North 00°01'04" East 348.00 feet to a point;

Thence North 89°01'02" East 534.00 feet to a point;

Thence South 00°01'04" West 348.00 feet to a point;

Thence South 89°01'02" West 534.00 feet along said south line to the REAL POINT OF BEGINNING of this description.

ALSO EXCEPTING THEREFROM any portion lying within the following:

A parcel of land lying in the E½ of Section 18, Township 3 North, Range 3 West of the Boise Meridian, said parcel being more particularly described as follows:

Beginning at the East ¼ corner of said Section 18;

Thence South 88°58'05" West, 178.00 feet along the northerly line of the SE¼ thereof to the REAL POINT OF BEGINNING of this parcel;

And running thence South 03°27'25" West, 315.00 feet to a point;

Thence North 87°46'46" East, 197.00 feet to a point on the easterly line of said Section 18;

Thence South 00°01'15" West along said easterly line a distance of 1461.10 feet to a point;

Thence North 89°21'11" West, 1654.16 feet to a point;

Thence North 00°01'04" East, 1602.74 feet to a point;

Thence 213.24 feet along the arc of a 537.50 foot radius curve left, through a central angle of 22°43'52" to a point 211.85 feet North 63°14'40" East from last described point;
Thence 49.96 feet along the arc of a 462.50 foot radius curve right, through a central angle of 06°11'19" to a point 49.31 feet North 54°58'24" East from last described point to a point on first said northerly line of said SE¼ of said Section 18;
Thence North 88°58'05" East, 1246.36 feet to the REAL POINT OF BEGINNING, all in Canyon County, Idaho.

Parcel 9: (R32943000 0)

A parcel of land located in the SE¼ NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The East line of the NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, derived from found monuments and taken as South 00°37'07" West.

BEGINNING at a point being the Northeast corner of the SE¼ NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho;
Thence along the East line of said SE¼ NE¼ South 00°37'07" West a distance of 444.02 feet;
Thence leaving said East line North 90°00'00" West a distance of 155.03 feet;
Thence South 01°01'03" West distance of 440.04 feet;
Thence South 01°03'03" West to a point on the South line of said SE¼ NE¼ a distance of 445.28 feet;
Thence along said South line South 89°34'10" West to the Southwest corner of said SE¼ NE¼ a distance of 1,164.88 feet;
Thence along the West line of said SE¼ NE¼ North 00°39'09" East to the Northwest corner of said SE¼ NE¼ a distance of 1,327.55 feet;
Thence along the North line of said SE¼ NE¼ North 89°32'54" East a distance of 1,325.58 feet to the POINT OF BEGINNING.

Parcel 10: (R32943010 0)

A parcel of land located in the SE¼ NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The East line of the NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, derived from found monuments and taken as South 00°37'07" West.

BEGINNING at the Southeast corner of the SE¼ NE¼ of Section 18, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho;
Thence along the South line of the said SE¼ NE¼ South 89°34'10" West a distance of 161.47 feet;

Thence leaving said South line North 01°03'03" East a distance of 445.28 feet;
Thence East to a point on the East line of the said SE¼ NE¼ a distance of 158.09 feet;
Thence along said East line South 00°37'07" West a distance of 444.02 feet to the POINT OF
BEGINNING.


on
2nd

2013-017450

RECORDED

04/19/2013 01:19 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 JCRANE

\$16.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO:

Jerome Wanders
15051 Kings Row Dr.
Caldwell, Idaho 83607

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

519574

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 18 day of April, 2013,
between Caugnawana Hunting, LLC, an Idaho limited liability company ("Grantor"), and
Jerome G. Wanders and Teresa K. Wanders, husband and wife, whose address is 15051 Kings
Row Dr., Caldwell, Idaho 83607 ("Grantee"), witnesseth:

That Grantor, for good and valuable consideration, the receipt whereof is hereby
acknowledged, does, by these presents, convey unto Grantee and its successors and assigns
forever, all the following described real estate situated in the County of Canyon, State of Idaho:

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN (the
"Property").

Together with all and singular the tenements, hereditaments, and appurtenances thereunto
belonging or in anywise appertaining, and all estate, right, title and interest in and to the
Property, as well in law as in equity, except as expressly provided otherwise herein. To have and
to hold, all and singular the above-described Property, together with the appurtenances unto
Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other
than that Grantor is the owner in fee simple of said Property; that previous to the date of this
instrument, Grantor has not conveyed the same estate to any person other than Grantee; that such
Property is at the time of the execution of this instrument free from encumbrances done, made or
suffered by the Grantor, or any person claiming under Grantor; and is subject only to (i) the lien
of real Property taxes and assessments not yet due and payable; (ii) rights reserved in federal
patents, or state or railroad deeds; (iii) building or use restrictions, building and zoning
regulations and ordinances; (iv) rights-of-way, easements, claims of easements, covenants and
restrictions of record; (v) to the extent not included in the foregoing, the exceptions set forth in
the standard coverage owner's policy of title insurance issued by TitleOne Corporation in
connection with the transaction subject of this deed.

**As a material consideration for the conveyance of the Property, the Grantee accepts
this Deed subject to the covenant that, other than certain exclusive hunting rights afforded
to the Grantor, the Property shall not be used for hunting.**

GRANTOR:

CAUGNAWANA HUNTING, LLC

By: Marty Goldsmith
Marty Goldsmith, Member

GRANTEE'S ACCEPTANCE:

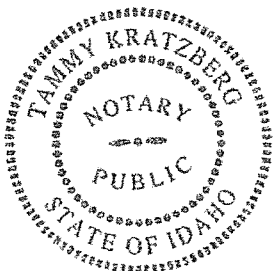
Jerome G. Wanders
Jerome G. Wanders

Teresa K. Wanders
Teresa K. Wanders

STATE OF IDAHO)
) ss.
County of Canyon)

On this 18 day of April, 2013, before me, the undersigned,
a Notary Public in and for said State, personally appeared Marty Goldsmith, known or identified
to me to be the Member of Caugnawana Hunting, LLC, the limited liability company that
executed the within instrument or the person who executed the instrument on behalf of said
limited liability company, and acknowledged to me that such limited liability company executed
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year in this certificate first above written.



Tammy Kratzberg
Notary Public for Idaho
Residing at Caldwell
My commission expires 2/3/2014

SCHEDULE 1



sw
dw

Parcel 4: (R32948011 0)

A parcel of land lying in the E½ of Section 18, Township 3 North, Range 3 West of the Boise Meridian, said parcel being more particularly described as follows:

Beginning at the East ¼ corner of said Section 18;

Thence South 88°58'05" West, 178.00 feet along the northerly line of the SE¼ thereof to the REAL POINT OF BEGINNING of this parcel;

And running thence South 03°27'25" West, 315.00 feet to a point;

Thence North 87°46'46" East, 197.00 feet to a point on the easterly line of said Section 18;

Thence South 00°01'15" West along said easterly line a distance of 1461.10 feet to a point;

Thence North 89°21'11" West, 1654.16 feet to a point;

Thence North 00°01'04" East, 1602.74 feet to a point;

Thence 213.24 feet along the arc of a 537.50 foot radius curve left, through a central angle of 22°43'52" to a point 211.85 feet North 63°14'40" East from last described point;

Thence 49.96 feet along the arc of a 462.50 foot radius curve right, through a central angle of 06°11'19" to a point 49.93 feet North 54°58'24" East from last described point to a point on first said northerly line of said SE¼ of said Section 18;

Thence North 88°58'05" East, 1246.36 feet to the REAL POINT OF BEGINNING, all in Canyon County, Idaho.

EXCEPTING THEREFROM that portion lying Easterly of the centerline of the Lower Embankment Drain